

UNOFFICIAL COPY

Doc#: 2002347010 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/23/2020 08:39 AM Pg: 1 of 3

Dec ID 20200101696414
ST/CO Stamp 1-168-614-240
City Stamp 0-431-390-048

Commitment Number: 217247

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To & Mail Tax Statements To:
COLLARD PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY:
1357 E 55TH PL 5TH FLOOR CHICAGO, IL 60637

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-23-114-030-0002

QUITCLAIM DEED

AARON COLLARD, a married man, hereinafter grantor, of 1357 E 55TH PL 55TH PLACE, CHICAGO, IL 60637 Cook County, Illinois, for \$10 (ten) in consideration paid, grants and quitclaims to COLLARD PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantee, whose tax mailing address is 1357 E 55TH PL 5TH PLACE, CHICAGO, IL 60637, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE NORTH 1/2 OF LOT 7 IN BLOCK 6 IN WOODLAND RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

CKA:6530 South Ingelside Avenue, Chicago IL 60637

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Prior instrument reference: 1710306000

The real property described above is conveyed subject to and with the benefit of All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 26, 2019:

Aaron Collard

AARON COLLARD

STATE OF ILLINIOS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 12/26, 2019 by **AARON COLLARD** who is personally known to me or has produced an IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Mariela Mack
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 12/26/19

[Signature]
Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 6, 2019

Aaron Collard
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Aaron Collard
this 26 day of December,
2019.



NOTARY PUBLIC Mariela Mack

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date December 26, 2019

Aaron Collard
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Aaron Collard
This 26 day of December,
2019.



NOTARY PUBLIC Mariela Mack

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)